

The North Strabane Township Board of Supervisors held a Special Meeting Tuesday, March 16, 2010, at 7:00 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

J. Gregory Sulc, Chairman  
Stephen Motzer, Vice-Chairman  
William Brooks, Supervisor  
Robert Balogh, Supervisor  
Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary  
Patrick Smider, Solicitor  
Joe Sites, Engineer  
Deanna Kelly, Stenographer

Mr. Sulc called the meeting to order followed by the Pledge of Allegiance and Roll Call.

**Conditional Use  
Application to  
Install a Gas Well**

As advertised, we will have a public hearing on an application of Mountain V Oil and Gas Inc., P.O. Box 470, Bridgeport, WV 26330 for conditional use approval to drill and install a natural gas well to be located on property owned by Michael Kusturiss, Jr., 219 Mosier Road, Eighty Four, PA 15330 in an A-1 district.

Mr. Smider

Thank you Mr. Chairman. You have correctly stated the purpose of this meeting. I would like to make the following exhibits part of the record, Exhibit A – the application, Exhibit B – the comment letters from Gateway Engineers, Exhibit C – the advertisement of this meeting including the proof of publication, Exhibit D – the Planning Commission’s recommendation which states: recommend approval of the conditional use application of Mountain V Oil & Gas, Inc. to construct a natural gas well on the Kusturiss property located on Mosier Road in an A-1 district contingent upon the receiving of their DEP permit and continuing the road bond already in place. Briefly, as always stated, these hearings are not necessarily meant to be adversarial in nature. Once an applicant requests a certain aspect of the zoning, then the Township must conduct a hearing.

I would ask if anyone present is going to testify on behalf of the applicant or may even comment, please stand up and raise your right hand to be sworn in.

You swear to tell the truth in the matter before the Board of Supervisors. Everyone willing to testify replied, I do.

Mr. Horneman

The representative for the applicant is Jeff Horneman. He is the surveyor of record for Mountain V Oil & Gas, Inc. We are seeking additional land use approval. I’m here if you have any questions, and I also have a representative from Mountain V Oil & Gas, Inc., Jamie Andrews.

Mr. Smider

How many wells are being drilled?

Mr. Horneman

At this time, one.

Mr. Smider

In the future, the applicant understands if another well needs to be drilled, they have to come back for approval.

Mr. Horneman

Correct.

Mr. Smider

Mr. Sites have all the comments in the review letter been addressed?

Mr. Sites

Yes, all the comments in my review letter have been addressed.

- Mr. Smider Is there any significant issues regarding roadways and noise, anything of that nature.
- Mr. Horneman No.
- Mr. Smider When do you anticipate commencing the work?
- Mr. Horneman The DEP permit has 14 days left on it so we expect to have it in the next week or two. Once that is approved, they can begin operation. The site work and preparation for drilling.
- Mr. Smider How soon do you believe you will start the drilling process?
- Mr. Horneman Probably a week after we receive the permit.
- Mr. Smider Ms. Moyer, do you have any comments or questions regarding this application?
- Ms. Moyer At the Planning Commission meeting last Monday, they meet all the requirements of the conditional use contingent upon the DEP permit being issued and the continuation of the road bond.
- Mr. Smider Are there any comments or questions from the Supervisors?
- Mr. Sulc Is this a vertical drill?
- Mr. Horneman Yes, it is a vertical drill for a shallow well.
- Mr. Siffrinn Joe, in your letter referencing the emergency response plan, did you submit that to the appropriate parties?
- Mr. Horneman Yes sir, it has been submitted to DEP and reviewed.
- Mr. Siffrinn Ok. How about local agencies such as our Fire Department and Police Department? In the event there is an emergency.
- Mr. Horneman I do know they have the contact information, but, I do not know if they have been submitted directly to the emergency services.
- Mr. Siffrinn You will follow up with that?
- Mr. Horneman I can do that, sure.
- Mr. Motzer Is it anticipated that more wells will be drilled? What will determine that? When and how many?
- Mr. Horneman I believe we have three other wells that can be proposed on this site. It depends, if it turns out to be a fairly good producing well they could come back and drill other wells. They do have to meet all the DEP criteria which states they have to be 1,000 feet away from an existing well or any other wells. It is usually up to the gas company to make that decision on market prices and so forth.
- Mr. Sulc Time frame wise, once everything is excavated and you start drilling, how long does the gas well stay on site?
- Mr. Horneman It will be there permanently until it is no longer being used. Then it will be plugged at that time.
- Mr. Sulc The drill rig. How long will that be there?
- Mr. Horneman Less than a week.
- Mr. Sulc How far are you drilling down?

- Mr. Horneman 5,000 feet.
- Mr. Sulc Is that a 24 hour operation?
- Mr. Horneman Yes.
- Mr. Siffrinn Back to the emergency response plan, Mark what would the Fire Department do in response to a well leakage or spill containment?
- Chief Grimm As far as responding, we will have to get with the gas company. I really don't know enough about it. There would be a need for training.
- Mr. Siffrinn That's my point. As we move forward, one of the requirements would be to provide for a response plan along with the training.
- Chief Grimm Do they offer training?
- Mr. Horneman No.
- Mr. Smider As we move forward, the provisions in the ordinance will be where the requirement comes in. This is a critical stage. I think if Chief Grimm is comfortable at this point, that is where we need to be. The next phase in the drilling process will require training.
- Mr. Sulc Ms. Moyar, at the Planning Commission meeting, when they said this is a 24 hour operation, was there any discussion on that?
- Ms. Moyar I do not recall.
- Mr. Andrews Jamie Andrews. I am a representative from Mountain V Oil & Gas, Inc.  
  
As far as the operations are concerned, we average about 14 days.
- Mr. Siffrinn During those 14 days will there be continuous operations.
- Mr. Andrews Not necessarily. You will have three to four days of continuing drilling. Then it shuts down and you have the day-to-day operations. Then they have a crew come in at 7:00 A.M. and they are out at 3:00 P.M.  
Earlier what was shown was a pump jack. The pump jack pressurizes the well to bring the fluids off the well. Typically you don't see these. What you're going to see is what's shown on the left side. There is a meter run and a dryer system. You will also have a storage tank. If the well produces any kind of fluid, the fluid is contained in the tanks.
- Mr. Siffrinn So, there will be some other structures?
- Mr. Andrews Correct.
- Mr. Siffrinn Please explain the transportation process.
- Mr. Andrews It is run through a gas line buried underneath the ground. We have already laid the line.
- Mr. Motzer The waste water, that will be stored in tanks?
- Mr. Andrews Anything that is considered waste is stored in the storage tank.
- Mr. Sulc How often do you check the meters once the pump tech is gone?
- Mr. Andrews It varies from well to well. As far as the meter is concerned for the first thirty days, you check it every day. Then after that it is typically checked once or twice

a week. The well tender does not need to go out everyday. We are able to control the well and check the productivity via internet.

Mr. Sulc During the 14 days, you will be using Mosier Road to access the property. How much increase in traffic will there be?

Mr. Andrews You are going to have an increase in traffic. The operators dropping off equipment, setting up the site and you will have the same process to move it out.

Mr. Sulc Have you contacted the school district to find out when the buses run on the road?

Mr. Andrews We have not. We will be more than glad too. Typical with our transportation of the major equipment, it is hauled early in the morning or late in the evening. We don't want to have that interaction with the day-to-day of the community.

Mr. Siffrinn The pumping jack, that will remain there?

Mr. Andrews They remain there as long as they are doing their job.

Mr. Siffrinn Will that pump run 24 hours a day?

Mr. Andrews No. It will run periodically. It is set on a cycle, three hours off then 15 minutes on.

Mr. Siffrinn What type of noise is associated with that?

Mr. Andrews None at all. You may get a little bit of squeaking when the rods need oiled.

Mr. Smider Tonight is the hearing only. Next Tuesday night will be the determination of the conditional use.

**PUBLIC  
COMMENTS** None.

**REMARKS FROM  
SUPERVISORS** None.

**ADJOURNMENT** All business being concluded, the meeting adjourned at 7:20 P.M.

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J. Gregory Sulc, Chairman

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Frank R. Siffrinn, Manager-Secretary